



CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

**Regular Meeting of October 07, 2021 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California**

CALL TO ORDER

Vice Chair Blokdyk called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Liggett led the Pledge of Alliance via Zoom

ROLL CALL

Present: Commissioners Aaron Liggett (via Zoom), Art Mercado, Marcilo Sarquilla, Vice Chair Bob Blokdyk

Absent: Chair Patty Hammel

Staff: City Manager Scott Wolfe, Planning Director Andrea Keefer, Assistant Planner Cara Meche and Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

- 1. Minutes of the regular Planning Commission meeting of September 16, 2021**

MOTION:

Commissioner Mercado moved and Commissioner Sarquilla seconded the motion to approve the Minutes of September 16, 2021.

VOTE:

Motion passed with a 4-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

- Resolution No. 21-05 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Conditional Use Permit (21-CUP-01) to Establish an Approximately 55,225 Square Foot Equestrian Facility, Located at 202 Dairyland Road, Assessor Parcel Number 099-670-005 (portion), and Making Findings in Support Thereof"**

STAFF REPORT

Planning Director Keefer presented the staff report with a PowerPoint presentation.

DOCUMENTS:

Staff report with attachments.

SPEAKERS/DISCUSSION:

The Applicant Bob Sweeney provided a background of his experience, introduced his wife and staff members and thanked the Commission for the opportunity to present his project.

Bob Sweeney read into the record a letter of support from Shelby Sim, President and CEO of Visit SYV.

Vice Chair Blokdyk introduced Scott Wolfe, City Manager, who addressed the Commission and clarified the Commission's role in considering the land use permit (CUP) based on findings in the Municipal Code.

Vice Chair Blokdyk opened the public hearing at 6:40 p.m.

The following individuals spoke against the project citing issues with the size of the site, shade coverage and animal welfare concerns:

Carla Jacobsen, Solvang
Bonnie Adams, Santa Ynez
Linda Hart, Buellton
Susan Weber, Santa Ynez
Heather Karsh, Santa Barbara
Patrick McLaughlin, Solvang

The following individuals spoke in support of the project:

Janina Merz, Santa Ynez

Vanessa Soria, Santa Ynez

Michelle Alexander, Buellton

Doug Dahmen, Santa Ynez

Evie Sweeney read into the record letters of support from:

Nedra Johnson

Heather Blackmore

Glenda Ramirez, Buellton

Vice Chair Blokdyk closed the public hearing at 7:33 p.m.

The Commission discussed the following:

- Add a condition to require quarterly Veterinarian exams instead of semi-annually
- Add a condition to require quarterly welfare checks by Animal Control and provide daily ride logs for each horse.
- Modify condition #26 to limit the number of horses at any time to 18 including ponies
- Modify condition #33 to require the perimeter fence to be a minimum of 8 feet in height.
- Add the requirement for portable restrooms to Section 2 of the Resolution

MOTION:

Commissioner Mercado moved and Commissioner Sarquilla seconded the motion to adopt Resolution No. 21-05 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Conditional Use Permit (21-CUP-01) to Establish an Approximately 55,225 Square Foot Equestrian Facility, Located at 202 Dairyland Road, Assessor Parcel Number 099-670-005 (portion), and Making Findings in Support Thereof” with the added conditions and modifications noted above.

VOTE:

Motion passed with a 4-0 roll call vote.

NEW PUBLIC HEARINGS

- 3. Resolution No. 21-06 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Use Permit Modification (21-UPM-01) to Conditional Use Permit 86-CP-51 to Establish a New Drive-Thru Restaurant Tenant in an Existing Drive-Thru Restaurant Facility, Located at 238 East Highway 246, Assessor Parcel Number 137-200-080, and Making Findings in Support Thereof”**

STAFF REPORT:

Assistant Planner Cara Meche presented the staff report with a Power Point presentation.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

The Applicant, Sam Holroyd introduced himself and gave a brief description of the proposed project.

Vice Chair Blokdyk opened the Public Hearing at 8:04 p.m. There being no speakers the Public Hearing was closed at 8:05 p.m.

The Commission spoke in support of the proposed project and expressed some traffic concerns.

MOTION:

Commissioner Mercado moved and Vice Chair Blokdyk seconded the motion to adopt Resolution No.21-06– “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Use Permit Modification (21-UPM-01) to Conditional Use Permit 86-CP-51 to Establish a New Drive-Thru Restaurant Tenant in an Existing Drive-Thru Restaurant Facility, Located at 238 East Highway 246, Assessor Parcel Number 137-200-080, and Making Findings in Support Thereof”

VOTE:

Motion passed with a 4-0 roll call vote.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

Planning Director Keefer updated the Commission on the status of upcoming projects.

OTHER BUSINESS

None

ADJOURNMENT

Vice Chair Blokdyk adjourned the meeting at 8:06 p.m. The next regular meeting of the Planning Commission will be held on Thursday, October 21, 2021 at 6:00 p.m.

Vice Chair Bob Blokdyk

ATTEST:

Clare Barcelona, Planning Commission Secretary

**An audio CD of this Planning Commission Meeting is available upon request.
A video of this meeting can be seen on YouTube at:
<https://cityofbuellton.com/government/cityTV.php?vid=vTjne22c3Kk>**